

6478

WARRANTY DEED

Vol. M95 Page 25539KNOW ALL MEN BY THESE PRESENTS, That Nellie F. Keller Theophilus W. A. Keller andhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Evergreen Mountain Properties, LLChereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 12, Block 76, Klamath Falls Forest Estates, Highway 66 Unit, Plat #4, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18TH day of SEPTEMBER, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

CALIFORNIA

STATE OF OREGON, County of RIVERSIDEThis instrument was acknowledged before me on SEPTEMBER 18, 1995, by THEOPHILUS W.A. KELLER AND NELLIE F. KELLERThis instrument was acknowledged before me on SEPTEMBER 18, 1995, by _____

as _____

of _____

JO ANN SURINA
Comm. #991681
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
Comm. Expires April 21, 1997My commission expires APRIL 21, 1997Keller, Theophilus W.A. & Nellie S.
2845 Chamise Way
Hemet, CA 92545-8117

Grantor's Name and Address

Evergreen Mountain Properties, LLC

P.O. Box 5241

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Evergreen Mountain Properties, LLC

P.O. Box 5241

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Evergreen Mountain Properties, LLC

P.O. Box 5241

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fees: \$30.00

STATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was received for record on the 21st day of September, 1995, at 11:24 o'clock A.M., and recorded in book/reel/volume No. M95 on page 25539 and/or as fee/file/instrument/microfilm/reception No. 6478, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By Annette Mueller Deputy.